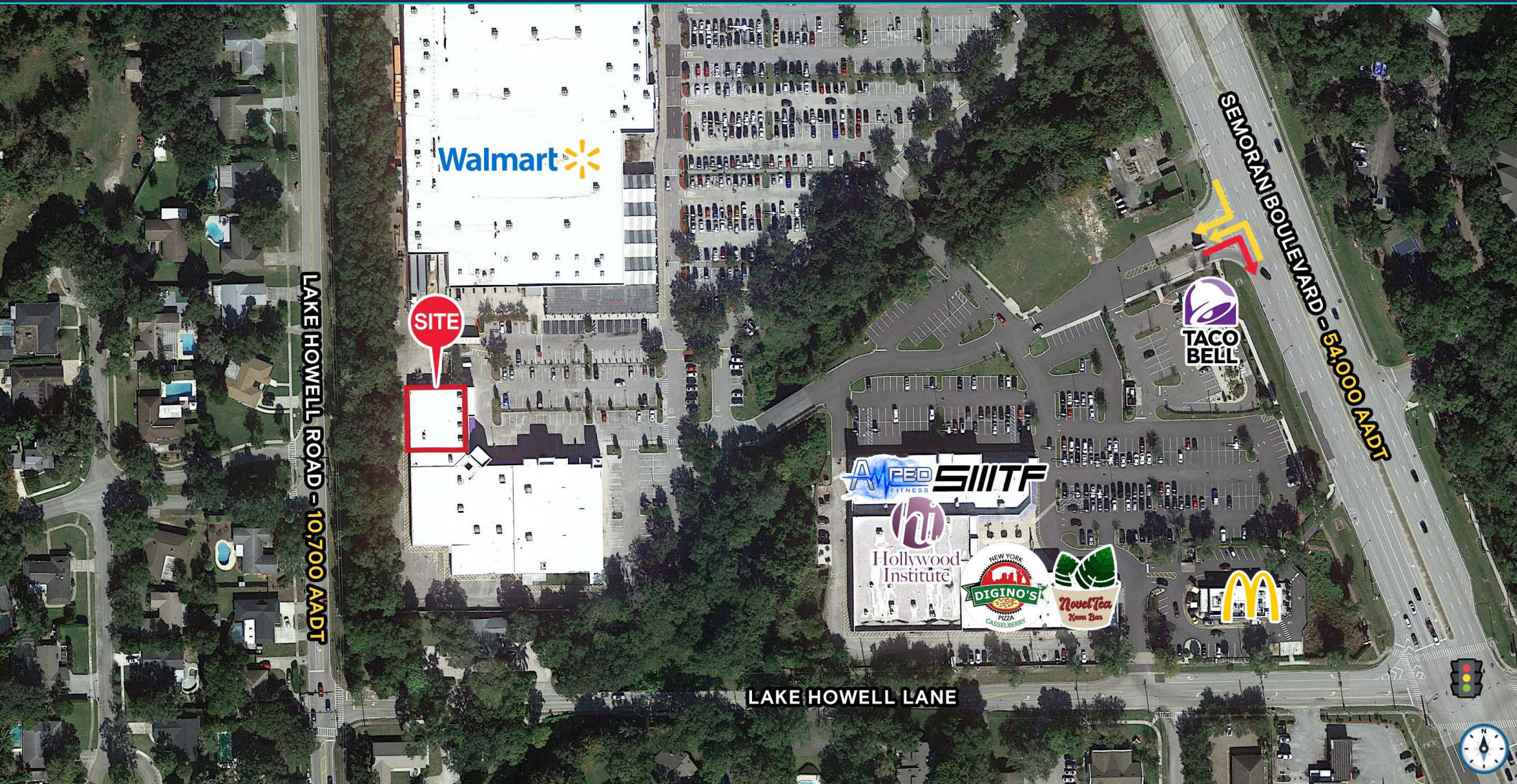


SPACE FOR SUBLEASE

±6,400 SF AVAILABLE

1241 Semoran Boulevard, Suites 171-185, Casselberry, FL 32707



LAKE HOWELL ROAD - 10,700 AADT

SEMORAN BOULEVARD - 64,000 AADT

LAKE HOWELL LANE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

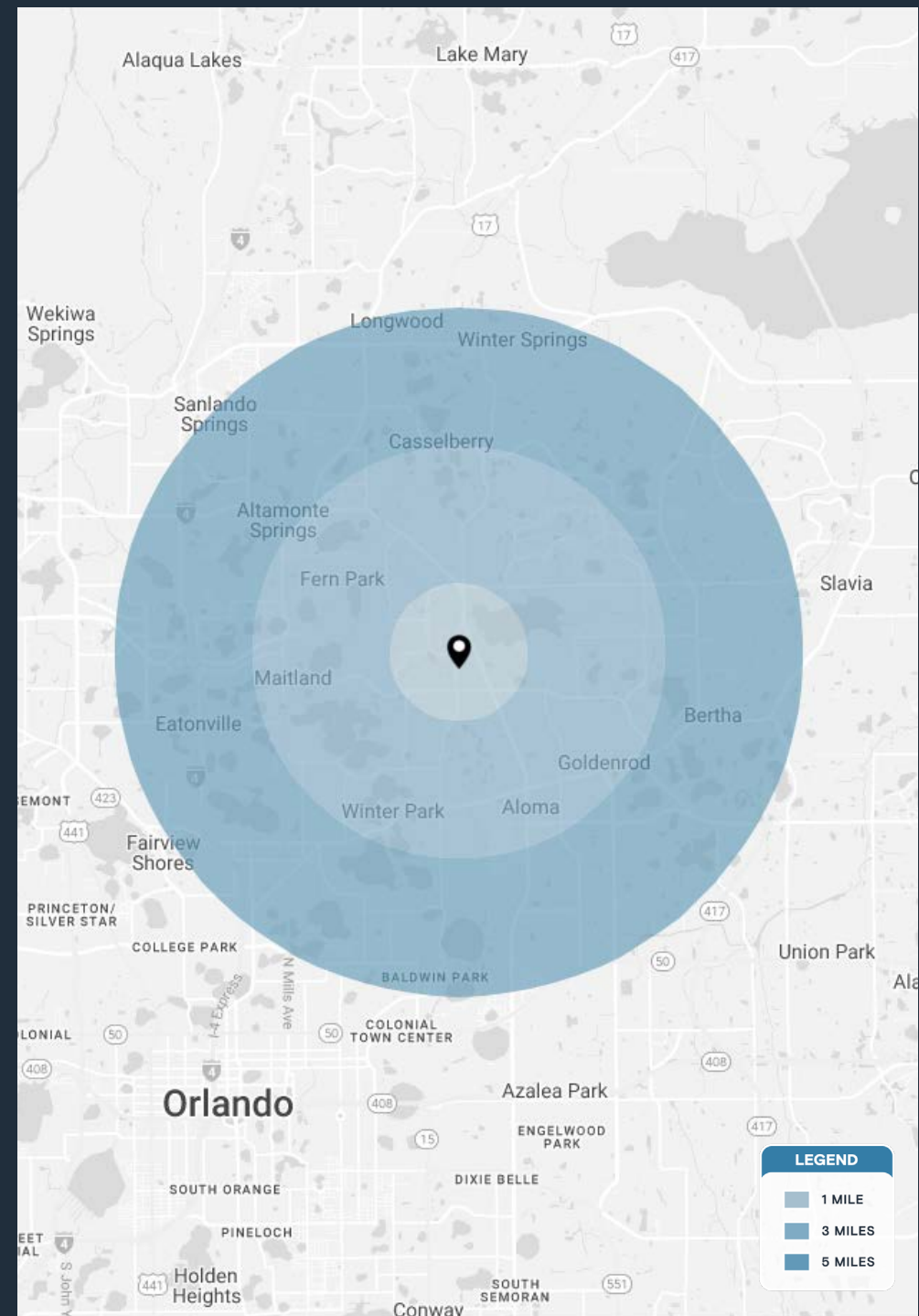
HIGHLIGHTS

- Anchored by **Walmart** 🌟
- Population within a 7 mile radius is well over 400,000 with Avg. HHI of nearly \$75,000
- Located on Semoran Blvd (SR 436) in Casselberry, just west of Lake Howell and just 20 miles northeast of Orlando.
- Semoran Blvd has a traffic count of 60,000+ AADT and is a major north-south artery connecting Casselberry to Metro Orlando

DEMOGRAPHICS

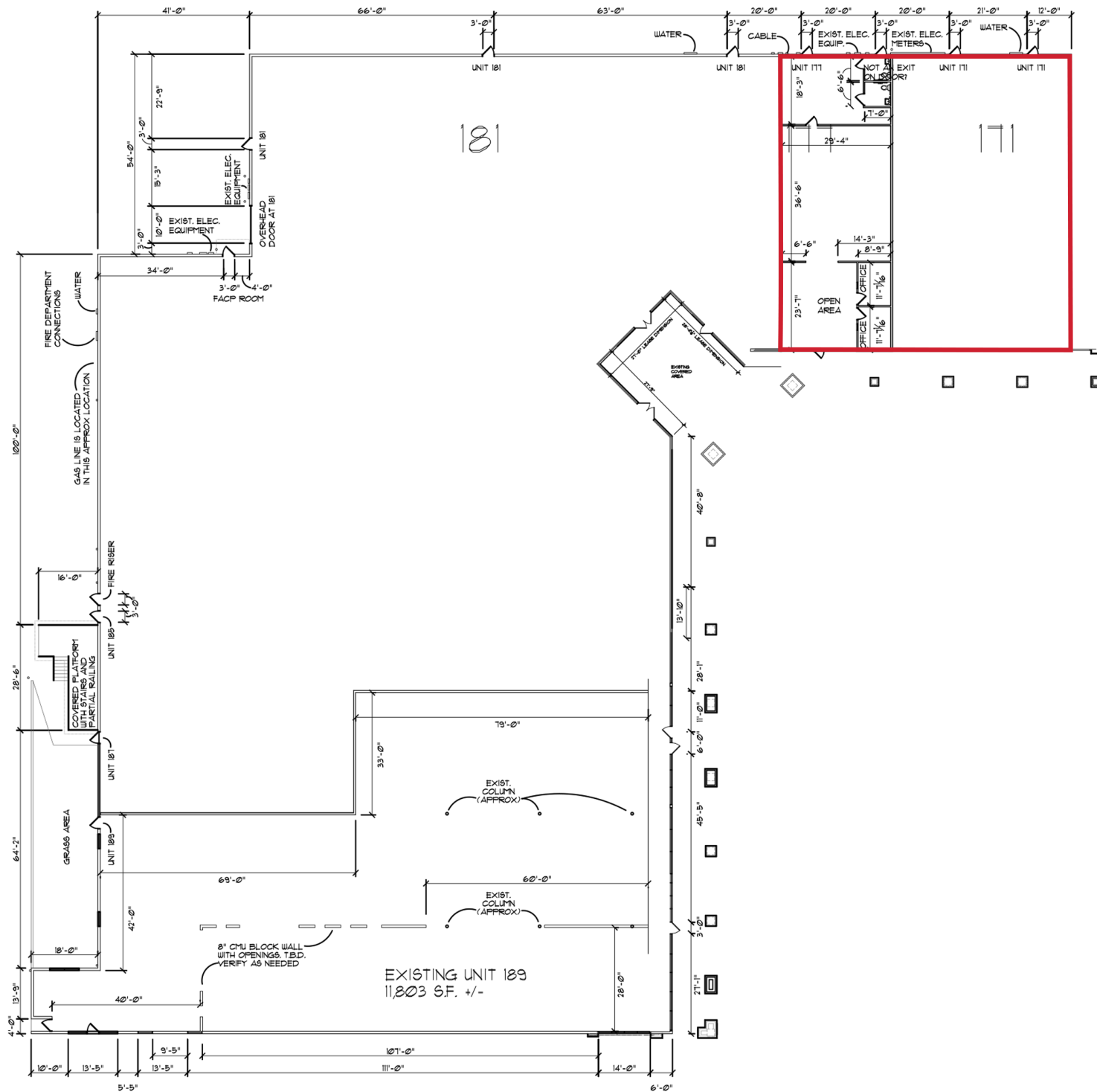
	1 MILE	3 MILES	5 MILES
POPULATION	13,196	99,482	262,032
HOUSEHOLDS	6,125	41,912	110,461
EMPLOYEES	11,035	82,845	217,909
AVERAGE HH INCOME	\$85,328	\$111,217	\$107,000

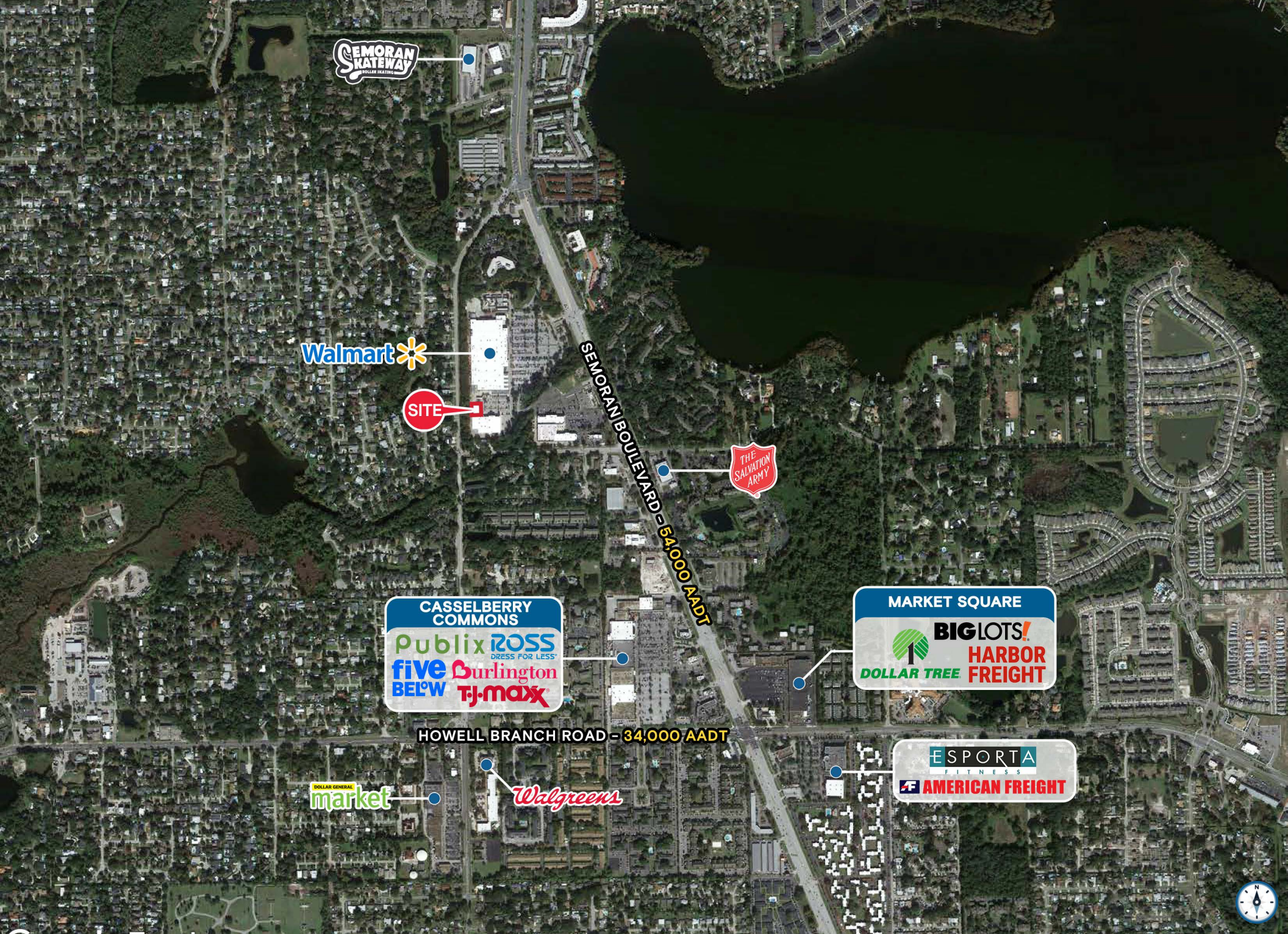
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	30,966	130,620	295,193
HOUSEHOLDS	13,291	56,050	123,803
EMPLOYEES	25,584	108,863	245,079
AVERAGE HH INCOME	\$94,208	\$106,801	\$106,135



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES





SEMORAN SKATEWAY
ROLLER SEATING

Walmart

SITE

SEMORAN BOULEVARD - 54,000 AADT

THE SALVATION ARMY

CASSELBERRY COMMONS
Publix ROSS
DRESS FOR LESS
five Below Burlington
BEL'W TJ-maxx

MARKET SQUARE
BIG LOTS!
HARBOR FREIGHT
DOLLAR TREE

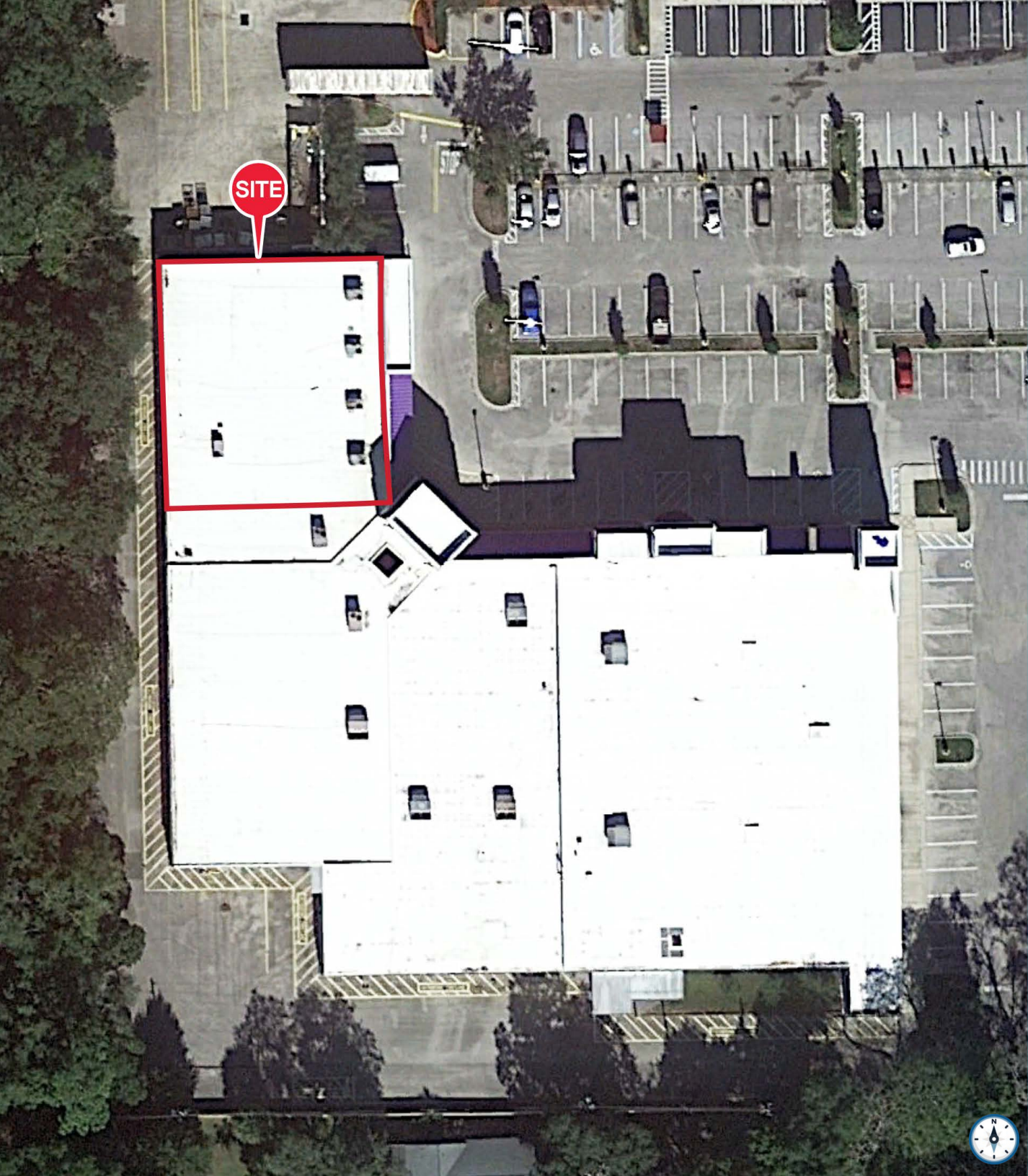
HOWELL BRANCH ROAD - 34,000 AADT

DOLLAR GENERAL market

Walgreens

ESPORTA FITNESS
AMERICAN FREIGHT





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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.16.24

